

IN RE: PETITION FOR VARIANCE
N/S Mallard Road, 100' NW
centerline of Pheasant Road
15th Election District
5th Councilmanic District
(6708 Mallard Road)

Peter Jesionkiewicz & Jennifer Kerhin
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-388-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Peter Jesionkiewicz and Jennifer Kerhin. The variance request involves property located at 6708 Mallard Road, located in the Bird River area of Baltimore County. The Petitioners are requesting variance relief as follows:

1. From Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an existing detached accessory structure to be located on the front property of a proposed dwelling in lieu of the required rear;
2. From Section 400.3 of the B.C.Z.R., to allow an existing detached accessory structure to have a height of 18 ft. in lieu of the maximum permitted 15 ft; and
3. From Section 1A01.3.B.3 of the B.C.Z.R., to allow a proposed principal structure to be situated 38 ft. from the centerline of a street and a side yard setback of 10 ft. in lieu of the required 75 ft. and 35 ft. respectively.

Appearing at the hearing on behalf of the variance requests were Peter Jesionkiewicz and Jennifer Kerhin, owners of the property. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.523 acres, more or less, zoned RC.2. The subject property is located on the east side of Mallard Road and is a waterfront property fronting on Bird River. The property is currently improved with two dwellings and a number of other accessory structures. The Petitioner is desirous of razing many of the structures on the property and constructing a new

FILED FOR FILING
MAY 5 11 16 AM '02
BY R. SPANER

single-family home for his family. The details of the project are more particularly shown on Petitioners' Exhibit No. 1, the site plan entered into evidence. These Petitioners wish to keep and maintain one of the structures on the property for the purpose of converting it to a garage to be used in conjunction with their single-family residence. All other structures will be demolished. In order to proceed with their plans, the variance requests, as stated previously, are necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED, this 16th day of May, 2002, by this Deputy Zoning Commissioner, that the Petitioners' requests for variance:

- 1) from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an existing detached accessory structure to be located on the front property of a proposed dwelling in lieu of the required rear;
- 2) from Section 400.3 of the B.C.Z.R., to allow an existing detached accessory structure to have a height of 18 ft. in lieu of the maximum permitted 15 ft; and
- 3) from Section 1A01.3.B.3 of the B.C.Z.R., to allow a proposed principal structure to be situated 38 ft. from the centerline of a street and a side yard setback of 10 ft. in lieu of the required 75 ft. and 35 ft. respectively.

be and is hereby GRANTED subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING

Date

5/16/02





Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

May 16, 2002

Mr. Peter Jesionkiewicz
Ms. Jennifer Kerhin
6708 Mallard Road
Baltimore, Maryland 21220

Re: Petition for Variance
Case No. 02-388-A
Property: 6708 Mallard Road

Dear Mr. Jesionkiewicz & Ms. Kerhin:

Enclosed please find the decision rendered in the above-captioned case. The petition for variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



CBCA Flood Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6708 MALLARD RD

which is presently zoned RC-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

see attached

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

- to be discussed at hearing

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Peter Jesionkiewicz/Jennifer Kerhin

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By BK Date 3/13/02

ORDER RECEIVED FOR FILING
5/6/02
REV 9/15/98

Case No. 02-388-A

Section 400.1 to allow an existing detached accessory structure to be located on the front property of a proposed dwelling in lieu of the required rear.

Section 400.3 to allow an existing detached accessory structure to have a height of 18 feet in lieu of the maximum permitted 15 feet.

Section 1AO1.3.B.3 to allow a proposed principal structure to be situated 38 feet from the centerline of a street and a side setback of 10 feet in lieu of the required 75 feet and 35 feet respectively.

ZONING DESCRIPTION FOR 6708 MALLARD RD., BALTIMORE, MD.21220

Beginning at point on the North side of Mallard Rd. Which is 16' wide at the distance of 100' Northwest of the centerline of the nearest intersecting street Pheasant Rd. which is 16' wide. *Being lot # 85 & 86, Section # 1 in the subdivision of Bird River Beach as recorded in Baltimore County Plat Book # 7, Folio # 70, containing 22,794 square feet. Also known as 6708 Mallard Rd., and located in the 15th Election District, 5th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 11233

DATE 3/13/02 ACCOUNT R001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Jesienkowski

FOR: City of Baltimore

Ch # 1531

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Item # 338

PAID RECEIPT

PAYMENT ACTUAL TIME
3/14/2002 3/13/2002 14:17:56
RECEIPT # 084982
CASHIER JMD JMR DRAMER 1
EX NO. 011233

DEPT 5 529 ZONING VERIFICATION

Receipt Tot 50.00
50.00 OK
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-388-A
6708 Mallard Avenue
N/S Mallard Road, 100' NW centerline Pheasant Road
15th Election District - 5th Councilmanic District

Legal Owner(s): Peter Jesionkiewicz & Jennifer Kerhis

Variance: to allow an existing detached accessory structure to be located on the front property of a proposed dwelling in lieu of the required rear, to allow existing detached accessory structure to have a height of 18 feet in lieu of the maximum permitted 15 feet.

Hearing: Wednesday, May 15, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

BT 4/29/02 April 30

C535475

CERTIFICATE OF PUBLICATION

5/3/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/30/, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-388-A

Petitioner/Developer: _____

PETER JESIONKIEWICZ

JENNIFER KERHIS

Date of Hearing/Closing: 5/15/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: MR. GEORGE SAHNER
~~Ms. Gwendolyn Stephens~~

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

6708 MALLARD RD.

The sign(s) were posted on 4/30/02
(Month, Day, Year)

CASE # 02-388-A

Sincerely,

Richard E. Hoffman 4/30/02
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

6708 MALLARD RD.
POSTED 4/30/02
Richard E. Hoffman 4/30/02

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-388-A

Petitioner: Peter Jesionkiewicz

Address or Location: 6708 MALLARD RD BALTO. MD. 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: Peter Jesionkiewicz

Address: 6708 MALLARD RD

BALTO. MD. 21220

Telephone Number: 403351996

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 30, 2002 Issue – Jeffersonian

Please forward billing to:
Peter Jesionkiewicz
6708 Mallard Road
Baltimore MD 21220

410 335-1996

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-388-A
6708 Mallard Avenue
N/S Mallard Road, 100' NW centerline Pheasant Road
15th Election District – 5th Councilmanic District
Legal Owner: Peter Jesionkiewicz & Jennifer Kerhis

Variance to allow an existing detached accessory structure to be located on the front property of a proposed dwelling in lieu of the required rear, to allow existing detached accessory structure to have a height of 18 feet in lieu of the maximum permitted 15 feet.

HEARING: Wednesday, May 15, 2002 at 9:00 a.m. in Rm 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT 672
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

April 8, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-388-A
6708 Mallard Avenue
N/S Mallard Road, 100' NW centerline Pheasant Road
15th Election District – 5th Councilmanic District
Legal Owner: Peter Jesionkiewicz & Jennifer Kerhis

Variance to allow an existing detached accessory structure to be located on the front property of a proposed dwelling in lieu of the required rear, to allow existing detached accessory structure to have a height of 18 feet in lieu of the maximum permitted 15 feet.

HEARING: Wednesday, May 15, 2002 at 9:00 a.m. in Rm 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon G72
Director

C: Peter Jesionkiewicz & Jennifer Kerhis, 6708 Mallard Road, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 30, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 10, 2002

Peter Jesionkiewicz & Jennifer Kerhis
6708 Mallard Road
Baltimore MD 21220

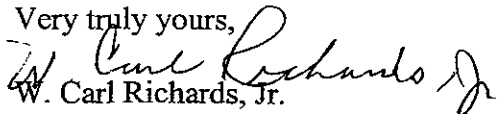
Dear Mr. Jesionkiewicz & Ms. Kerhis:

RE: Case Number 02-388-A 6708 Mallard Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 3/13/02

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc

Enclosures

C: People's Counsel

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper



Baltimore County
Fire Department

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF March 25, 2002

Item No.: See Below

Dear Mr. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE ~~TO THE~~ FOLLOWING ITEM NUMBERS:

388
378, 381, 383, 386-389, 391-394, 396-400

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File
COUNTY REVIEW GROUP MEETING{PRIVATE }

County Review Group comments

Com visit the County's Website at www.co.md.us

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS / TLT*
DATE: April 30, 2002
SUBJECT: Zoning Item 388
Address 6708 Mallard Road (Jesionkiewicz Property)

Zoning Advisory Committee Meeting of 3/25/02

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

DEPRM generally supports the requested variances as if it would move impervious surfaces from the shoreline buffer.

Reviewer: Glenn Shaffer

Date: 4/18/02

GROUND WATER MANAGEMENT

An evaluation of the septic system is required prior to building permit approval. Soil evaluations may be required. Contact GWM for more information.

Reviewer: Sue Farinetti

Date: 4/18/02

Suzi
5/15

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: April 1, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

APR 2

SUBJECT: 6708 Mallard Road

INFORMATION:

Item Number: 02-388

Petitioner: Peter Jesionkiewicz

Zoning: RC 2

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to raze an existing house, cottage and a garage. However, the petitioner should be made aware that the subject property cannot be subdivided.

Prepared by: Mark A. Cunniff

Section Chief: [Signature]

AFK/LL:MAC:



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3.26.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 388 BR

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
6708 Mallard Road, N/S Mallard Rd,
100' NW of c/1 Pheasant Rd
15th Election District, 5th Councilmanic

Legal Owner: Peter Jesionkiewicz &
Jennifer Kerhis
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-388-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

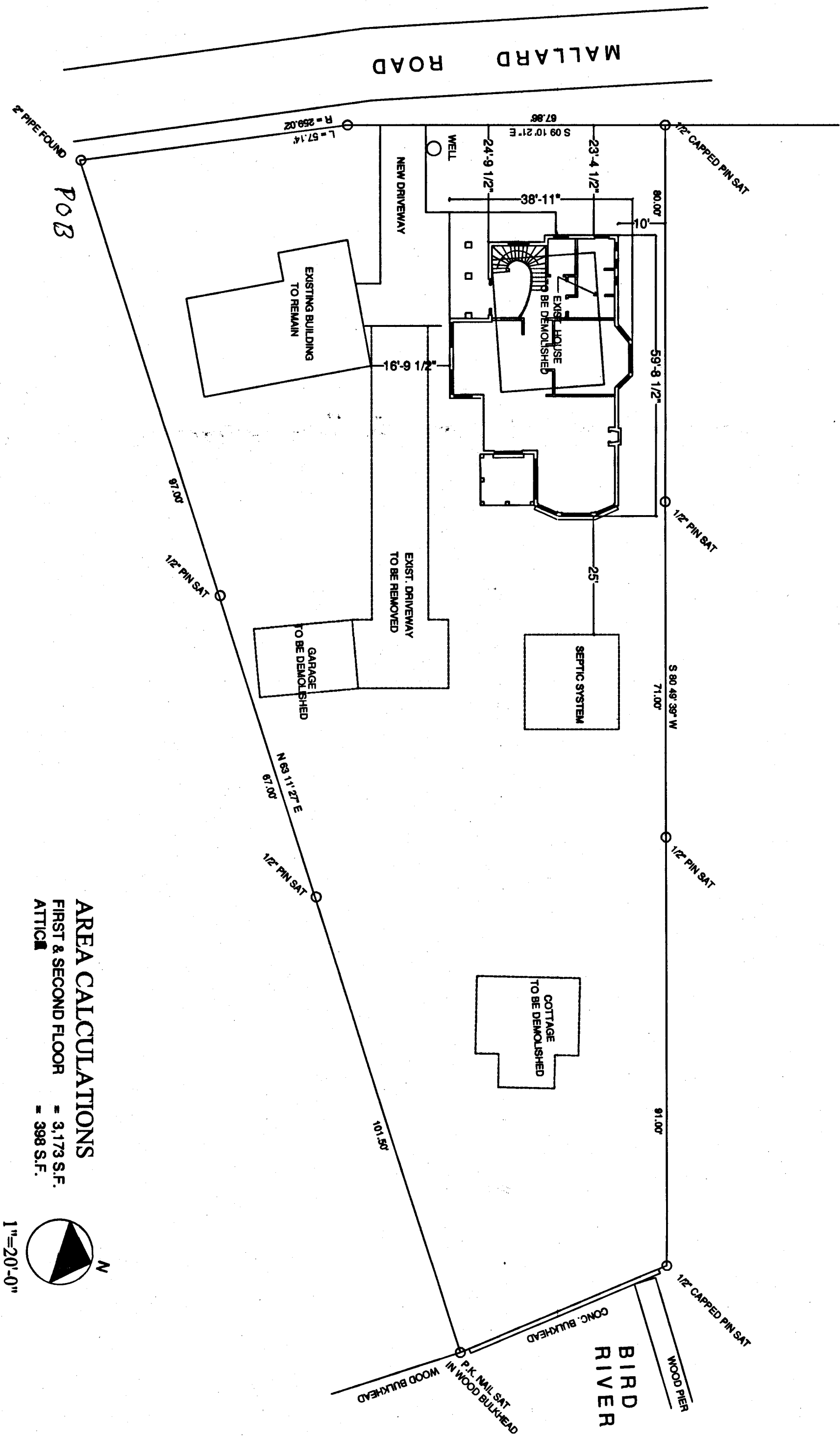
I HEREBY CERTIFY that on this 27th day of March, 2002 a copy of the foregoing Entry of Appearance was mailed to Peter Jesionkiewicz & Jennifer Kerhis, 6708 Mallard Road, Baltimore, MD 21220, Petitioners.



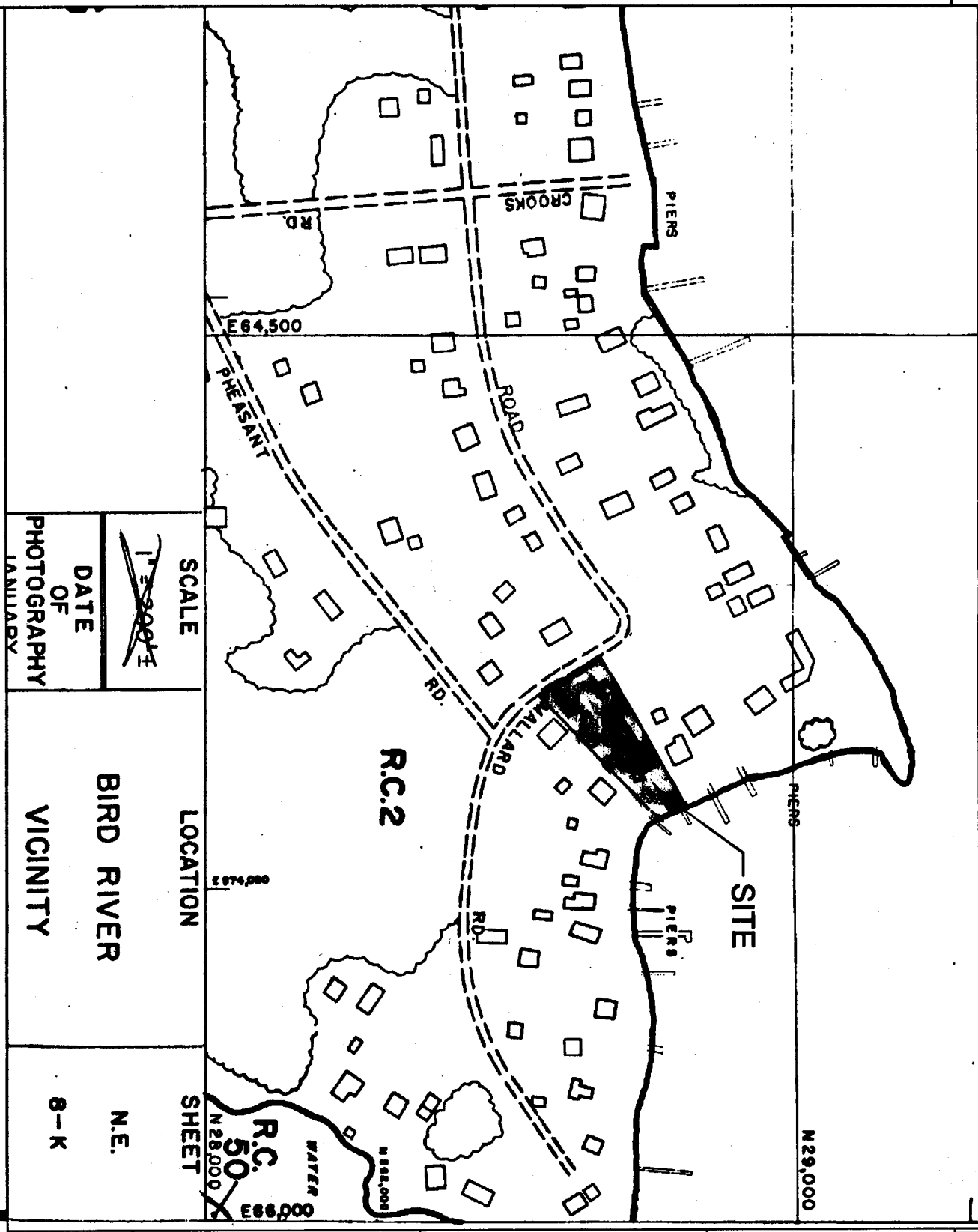
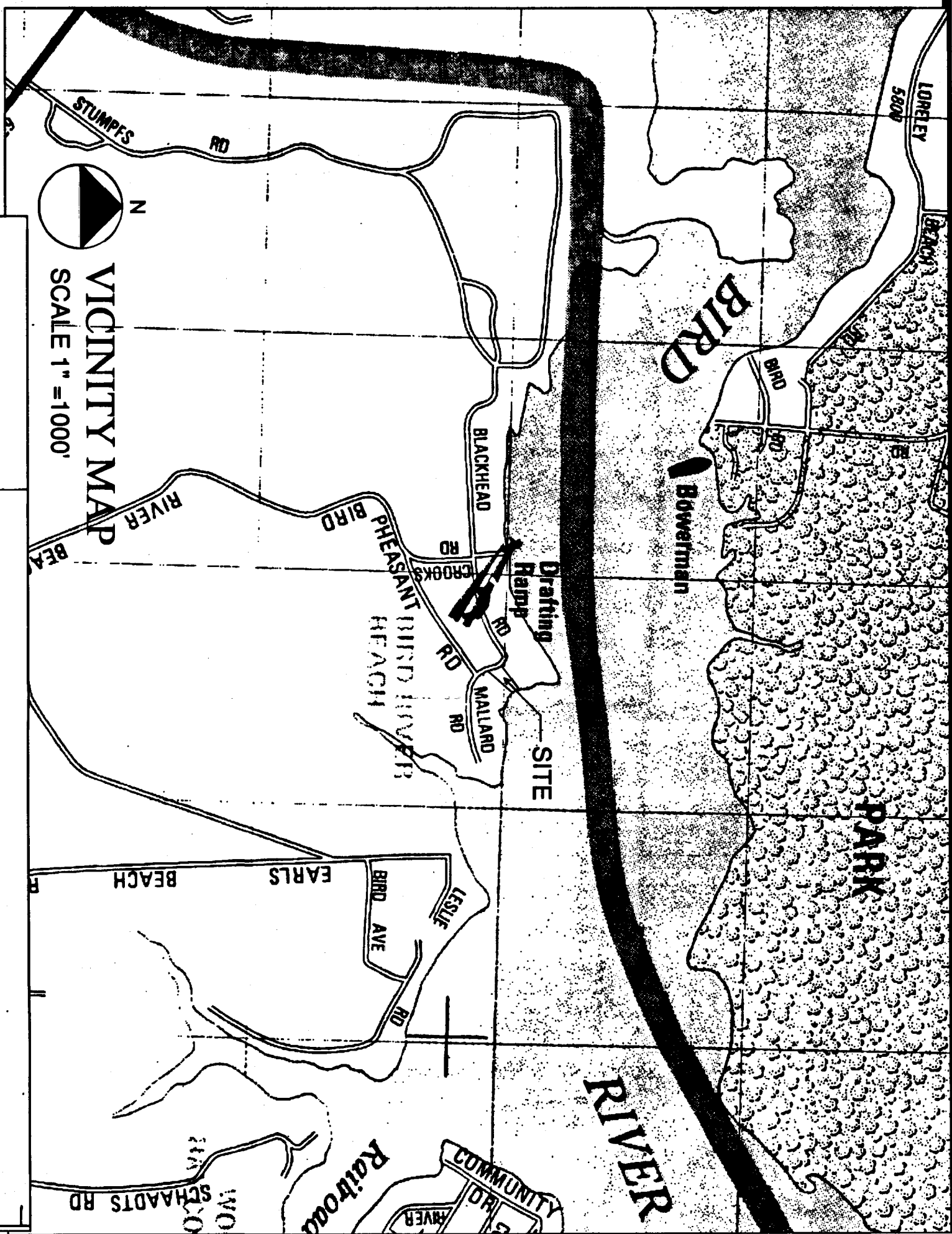
PETER MAX ZIMMERMAN

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 6708 Mallard Rd.
SUBDIVISION NAME Bird River Beach
PLAT BOOK # 7 PLAT BOOK # 70 LOT # 85 SECTION # 1
OWNER Pete Jesionkiewicz & Janette Kerk



AREA CALCULATIONS
FIRST & SECOND FLOOR - 3,173 S.F.
ATTICA - 388 S.F.
1"=20'-0"



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # NE 8-K

ZONING RC-2

LOT SIZE .523

ACREAGE 22.794

SQUARE FEET

PUBLIC PRIVATE

SEWER ☐ ☒

WATER ☐ ☒

CHESAPEAKE BAY CRITICAL AREA ☒ ☐

100 YEAR FLOOD PLAIN ☒ ☐

HISTORIC PROPERTY / BUILDING ☐ ☒

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY

REVIEWED BY PK ITEM # 388 CASE # 02-388-9

The Jesionkiewicz Residence
6708 Mallard Road
Baltimore, Maryland

PREPARED BY: John D. Hunch III Architect 507 E. Hillen Road Towson, MD 21286 410.321.8098	
PERMIT SET	
Drawn	Checked
Approved	Approved
No.	Date
Item	REVISIONS
SHEET 01	
SITE PLAN	
Scale 1"=20'-0"	
Date MARCH 10, 2002	
Last Revision 01	